

SENZA LAKEVIEW PRELIMINARY PLAT LUA16-000165

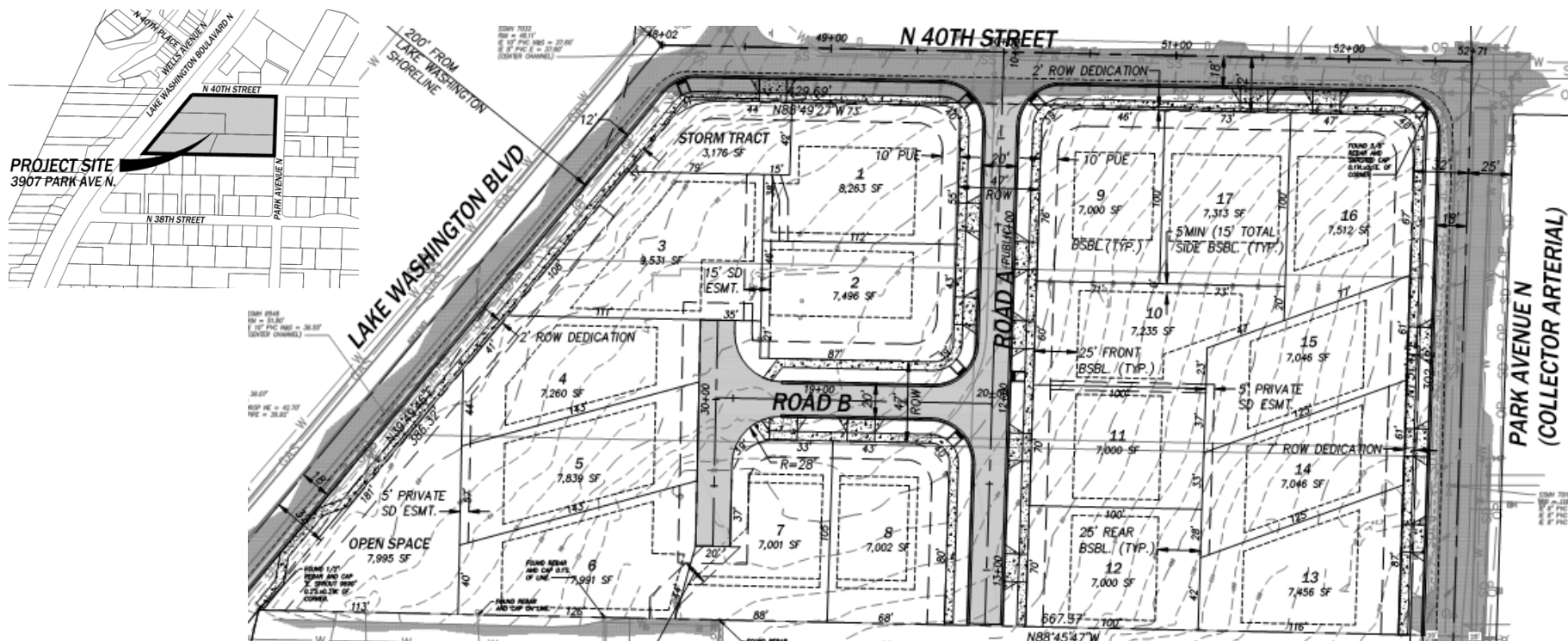


HEARING EXAMINER
PUBLIC HEARING
June 14, 2016

Clark H. Close
Senior Planner

Presentation Overview

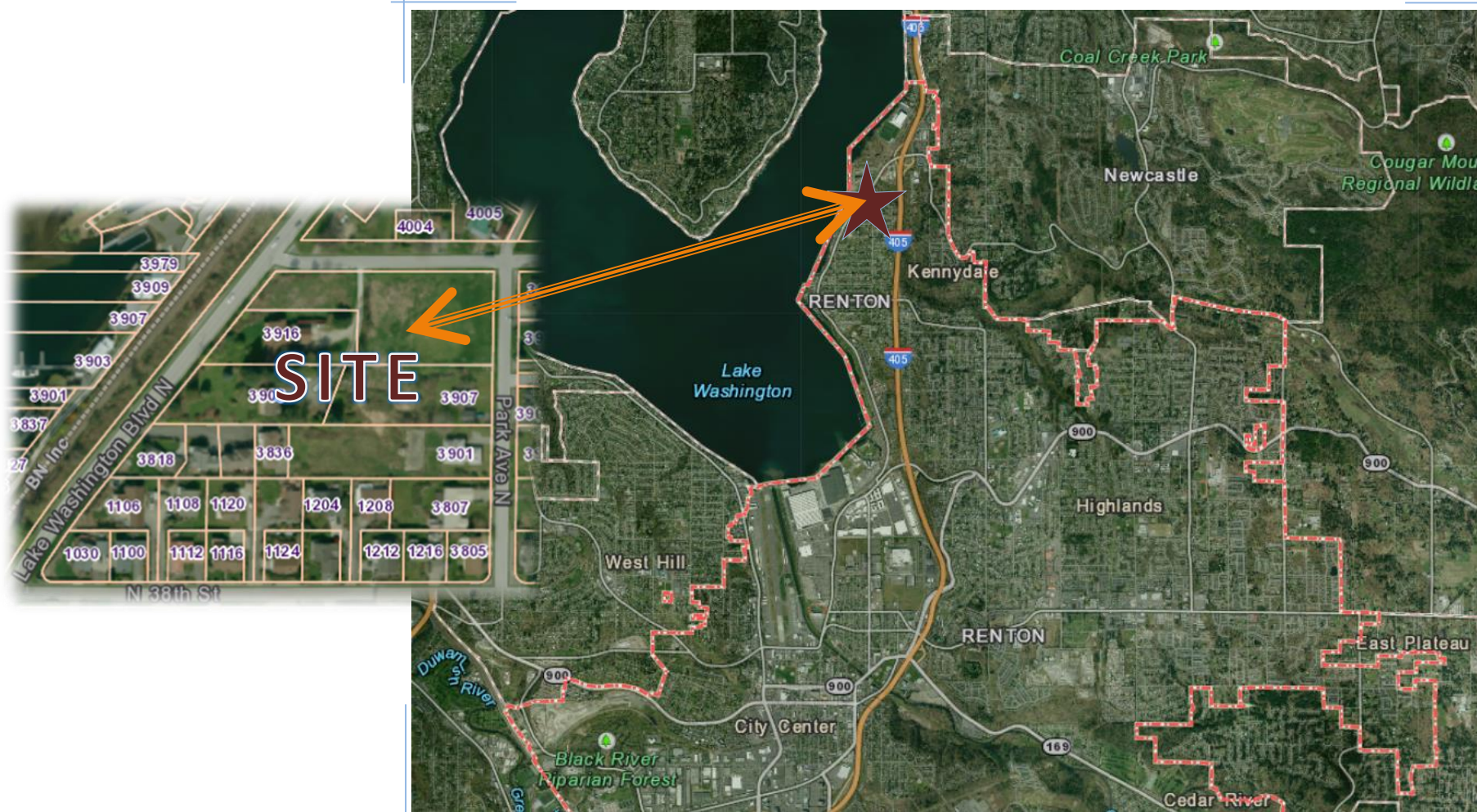
- ❖ Location
- ❖ Designated Neighborhoods
- ❖ Land Use/Zoning
- ❖ Site Characteristics
- ❖ Project Description
- ❖ Approvals Requested
- ❖ Staff Analysis
- ❖ Staff Recommendations





Location

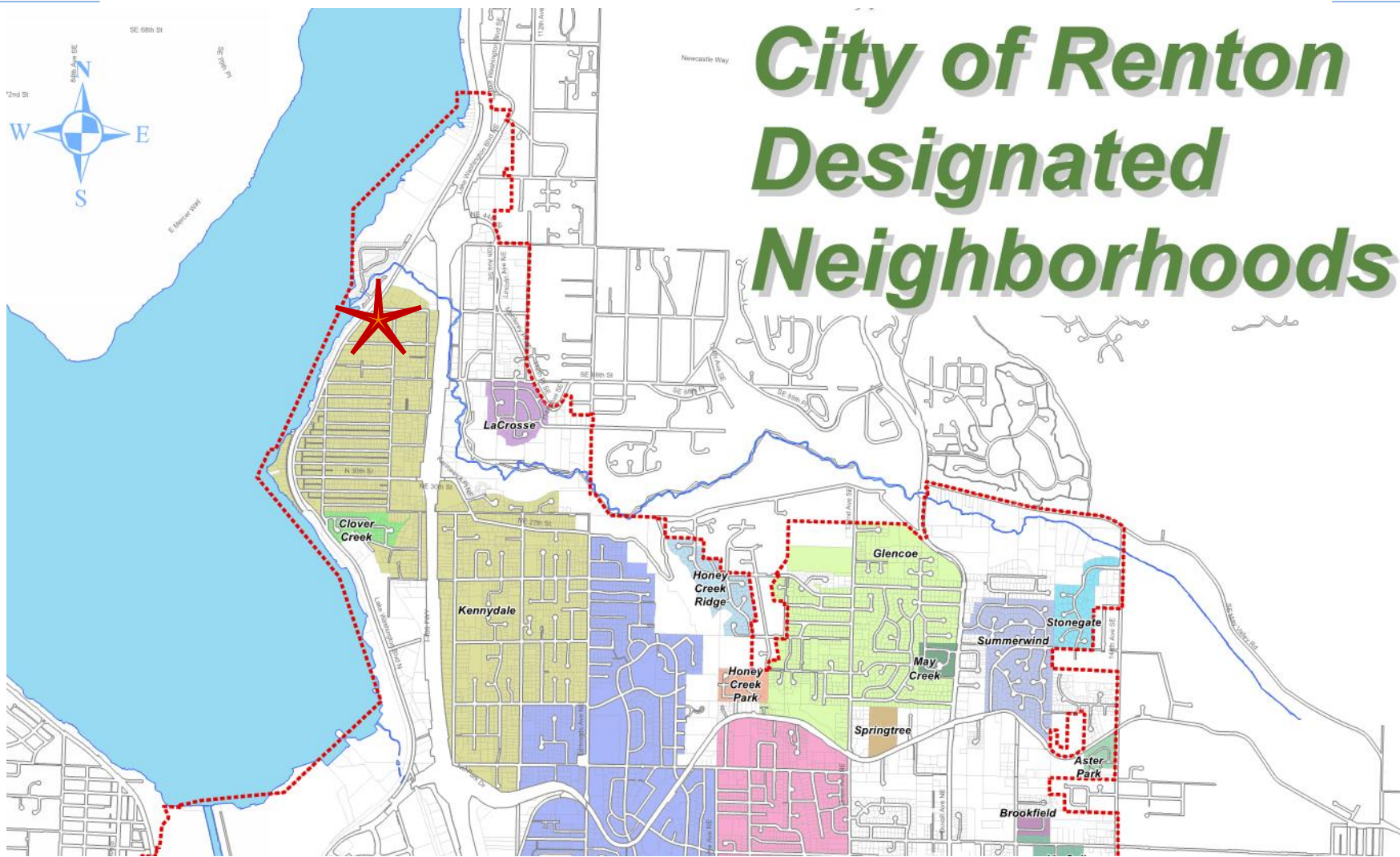
❖ 3907 Park Ave N





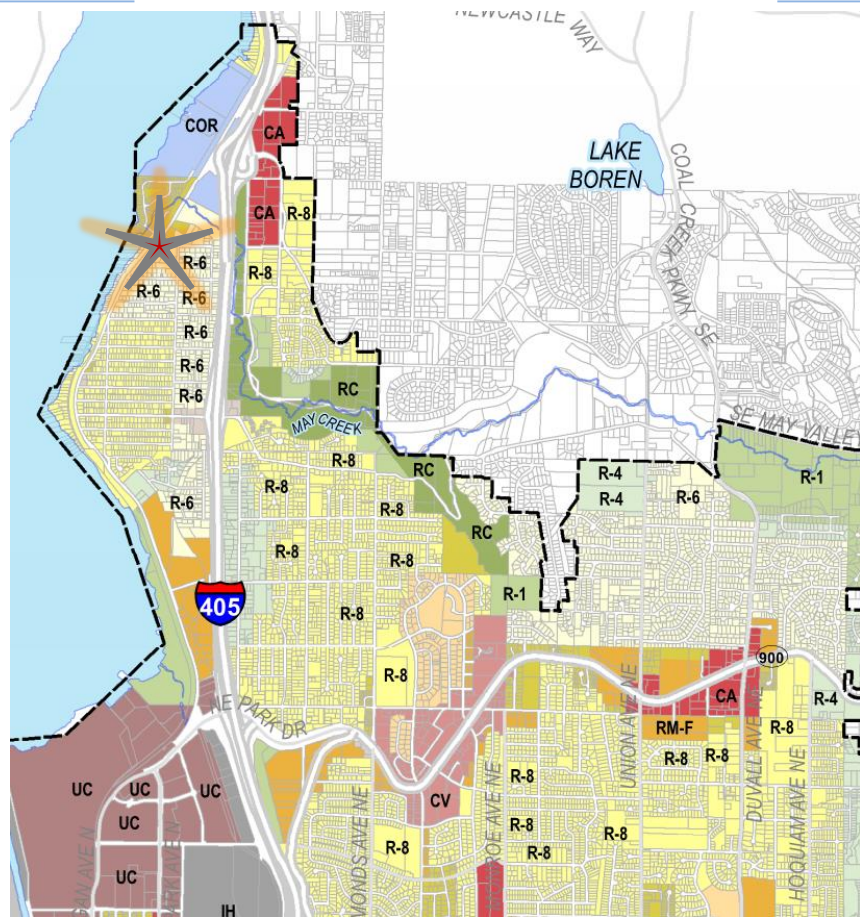
Designated Neighborhood

City of Renton Designated Neighborhoods

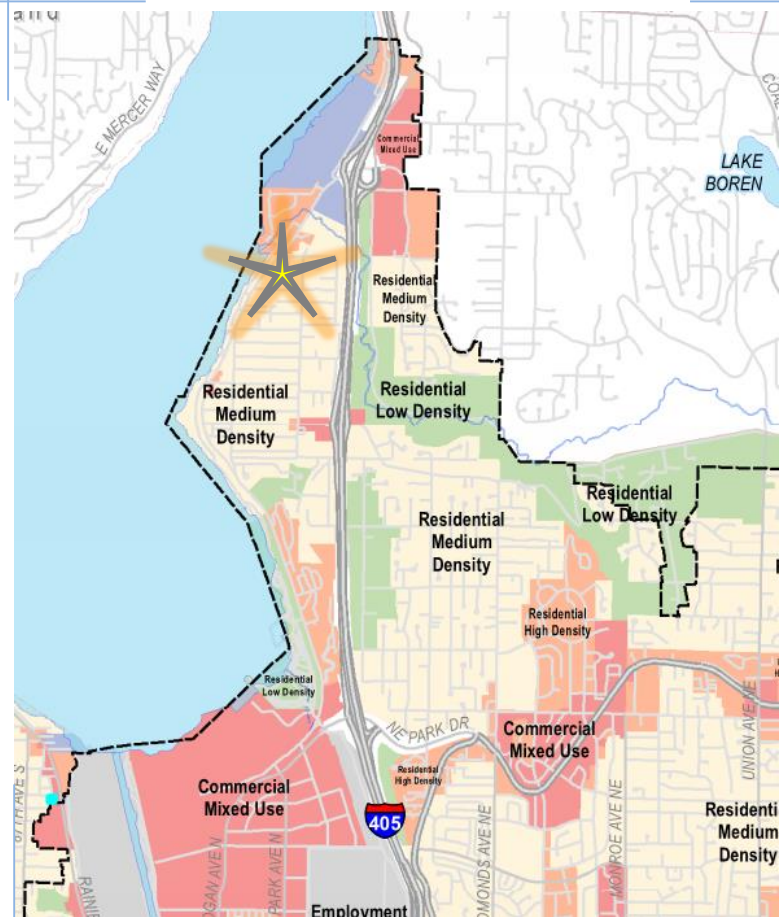




Zoning



Land Use



Site Characteristics



1

*Looking southeast
from Lake Washington
Blvd N and N 40th St.*

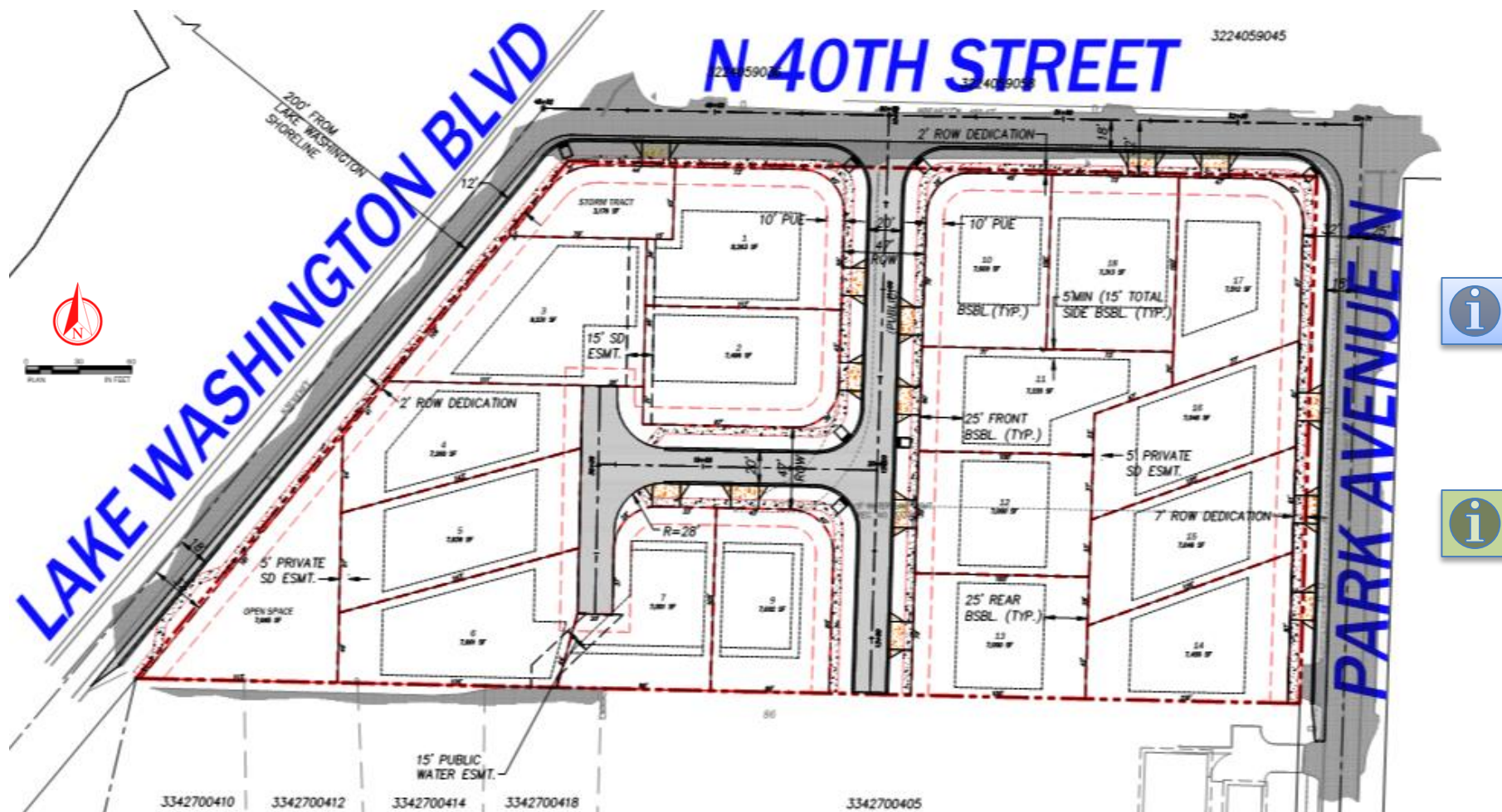
2

*Looking west
from Park Ave N.*





Project Description





Approvals Requested

- ❖ The application was accepted the above master application for review on March 4, 2016 and determined the application complete on March 11, 2016.
- ❖ Staff received 4 written public comments. Public comments included such items at wetlands, access, development standards, construction mitigation, public notice, erosion and drainage control, and wildlife.
- ❖ Staff received agency comments from WDFW regarding stormwater outfalls.
- ❖ On May 2, 2016, the ERC issued a DNS-M with 3 mitigation measure. An appeal period commenced on May 6, 2016 and ended on May 20, 2016. No appeals of the threshold determination have been filed.

Analysis



Comprehensive Plan Compliance and Consistency

The proposal complies with the City's Comprehensive Plan objectives and policies if all recommended conditions of approval are complied with.



Zoning Development Standard Compliance and Consistency

The proposal has demonstrated compliance with most development standards of the R-6 zoning classification if all recommended conditions of approval are complied with.



Critical Area Compliance and Consistency

According to the submitted reports, no critical areas were identified on the project site.



Community Asset Compliance and Consistency

The proposal is compliant with the Community Asset regulations if all recommended conditions of approval are complied with.

Analysis



✓ Shoreline Master Program Compliance and Consistency

The proposal is compliant with the review criteria for the shoreline master program pursuant to RMC 4-3-090 if all recommended conditions of approval are complied with.

✓ Subdivision Regulation Compliance and Consistency

The proposal is compliant with the review criteria for the subdivisions pursuant to Chapter 4-7 RMC if all recommended conditions of approval are complied with.

✓ Availability and Impact on Public Services

Police and Fire Prevention have indicated that sufficient resources exist to furnish services to the proposed development; subject to the condition that the applicant provides Code required improvements and fees.

It is anticipated that the Renton School District can accommodate any additional students generated by this proposal.

There are safe walking routes to the schools and/or the school bus stops.

The site is served by the City of Renton water and sewer.

Recommendation

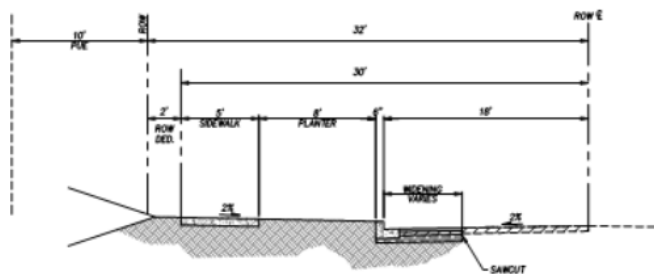
- ❖ Staff recommends approval of the **Senza Lakeview Preliminary Plat** and **Shoreline Substantial Development Permit**, File No. LUA16-000165, ECF, PP, SM, as depicted in Exhibit 2, subject to 12 conditions of approval.





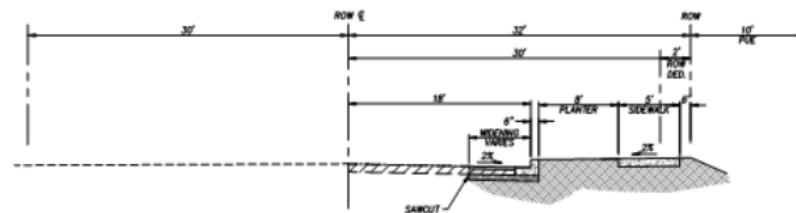
Preliminary Road Sections

PTN. OF SW 1/4 OF NW 1/4 OF SEC. 32, TWP 24 N, R5E W.M.
SENZA LAKEVIEW
CITY OF RENTON KING COUNTY, WASHINGTON



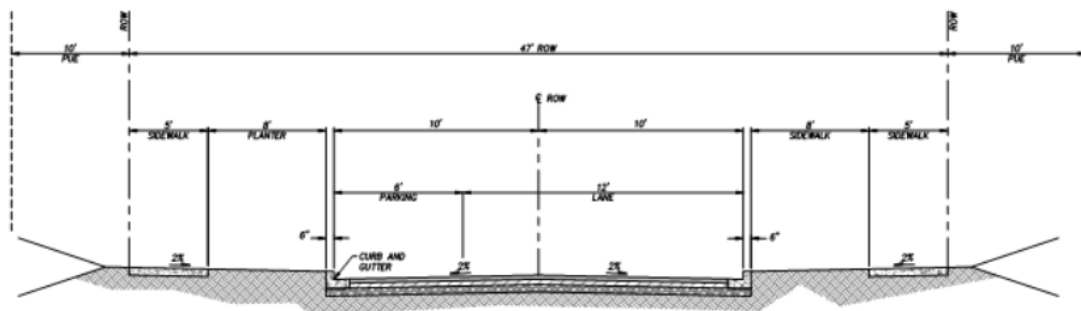
PARK

PARK AVENUE NORTH
NOT TO SCALE

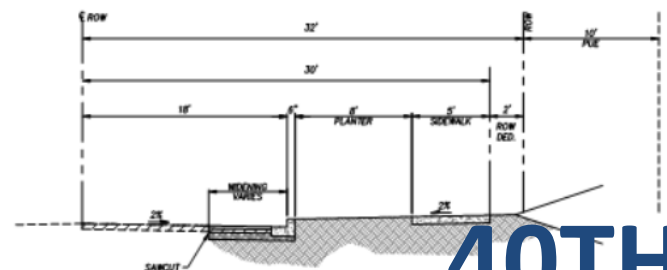


LW

LAKE WASHINGTON BLVD (COLLECTOR ARTERIAL ROAD)
NOT TO SCALE



NEW ON-SITE ROAD (LIMITED RESIDENTIAL ACCESS)
NOT TO SCALE



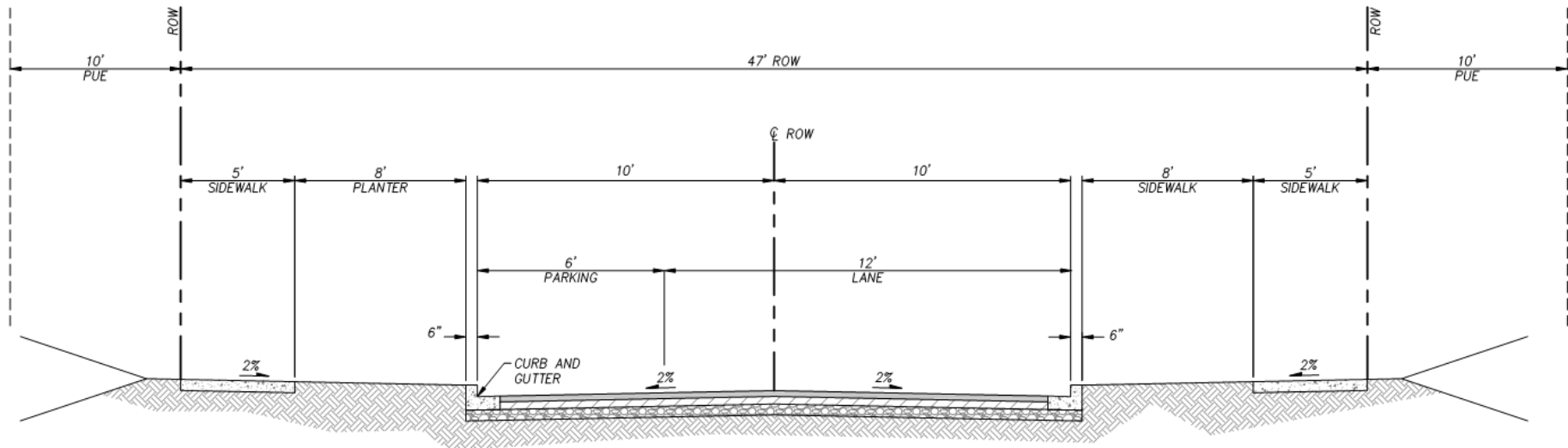
40TH

NORTH 40TH STREET (COLLECTOR ARTERIAL ROAD)
NOT TO SCALE





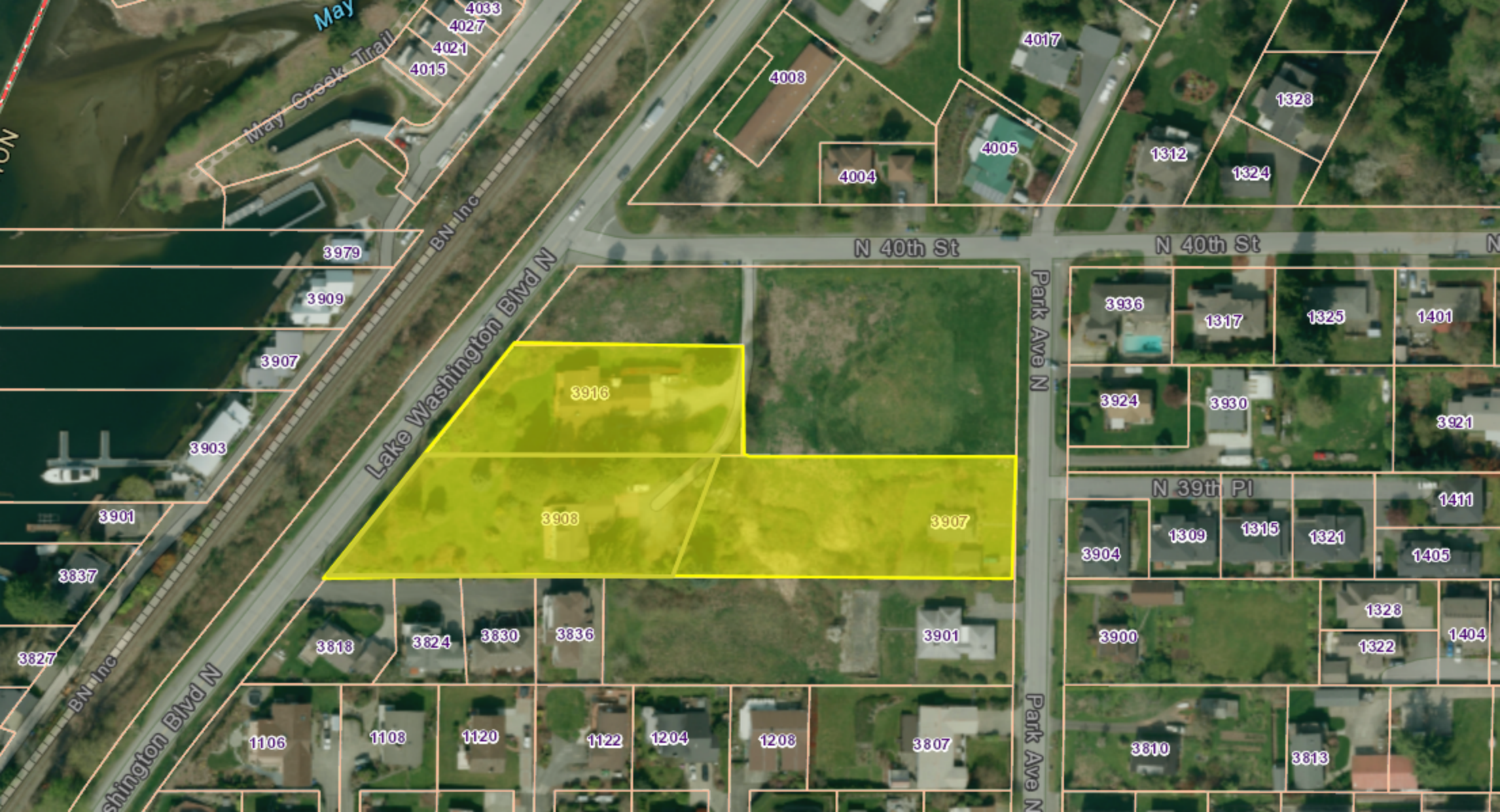
Road A & B



NEW ON-SITE ROAD (LIMITED RESIDENTIAL ACCESS)

NOT TO SCALE





May

May Creek Trail

4033
4027
4021
4015

4008

4004

4005

4017

1328

1312

1324

3979

3909

3907

3903

3901

3837

3827

Lake Washington Blvd N

BN Inc

N 40th St

N 40th St

Park Ave N

3916

3908

3907

3936

1317

1325

1401

3924

3930

3921

N 39th Pl

1411

3904

1309

1315

1321

1405

3818

3824

3830

3836

3901

3900

1328

1322

1404

1106

1108

1120

1122

1204

1208

3807

3810

3813

Washington Blvd N

BN Inc

Park Ave N